



### 3 Bridge Street Wolumla NSW

3  1  2 

This well positioned home is centrally located in Wolumla village. Situated in a quiet street within close proximity to the Wolumla primary school and only 15min to Bega or Merimbula CBD. This home boasts many features including a fantastic 911m<sup>2</sup> yard with fruit trees, veggie garden, undercover pergola/bbq area and plenty of lawn space.

This home is a great opportunity for families looking for a fantastic local school and proximity to both major towns or for the astute investor with a current return of \$320 per week.

Reverse Cycle air conditioning

Set on 911m<sup>2</sup> Block

Town water & 2x Rain water tanks for garden maintenance

Great undercover entertaining area

**Type** : House

**Land Size** : 911 sqm

**View** : <https://www.butterfieldproperty.com.au/sale/nsw/far-south-coast/wolumla/residential/house/8150438>

[For full version visit the website](https://www.butterfieldproperty.com.au)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.